



THE CITY OF SAN DIEGO

**Publication Date:** September 22, 2006  
**Requesting Department:** Development Services  
**Type of Notice:** Public Hearing, Appeal to City Council

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**DATE OF MEETING:** TUESDAY, OCTOBER 10, 2006  
**TIME OF MEETING:** 2:00 p.m.  
**PLACE OF MEETING:** COUNCIL CHAMBERS, 12TH FLOOR, CITY ADMINISTRATION BUILDING, 202 "C" STREET, SAN DIEGO, CALIFORNIA

**PROJECT TYPE:** Vesting Tentative Map, Site Development Permit, and Planned Development Permit  
**PROJECT NO:** Project No. 58800  
**PROJECT NAME:** Upper Voltaire Mixed Use  
**APPLICANT:** Mike Stevens

**COMMUNITY PLAN AREA:** Peninsula  
**COUNCIL DISTRICT:** District 2

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT**  
**CITY PROJECT MANAGER/PHONE:** Cory Wilkinson at (619) 557-7900

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**PLEASE ACCEPT THIS AS A NOTICE TO INFORM YOU, as a property owner, tenant or interested citizen, that the Council of The City of San Diego, California will conduct a public hearing, as part of a scheduled City Council meeting, on the following project:**

Matter of the appeal by Cynthia Conger, Chair for the Peninsula Community Planning Board, of the decision by the Planning Commission approving mixed-use development of 28 for-sale residential units and 6 commercial units on a 0.97 acre site at 4104 Voltaire Street and 4105 Whittier Street within the Peninsula Community Planning Area, CC-3-5 and RM-2-5 zones, and the following overlay zones: Coastal Height Limitation, Airport Approach, Airport Overlay, Airport Environs, and the Community Plan Implementation Overlay Area B. The site is not within the Coastal Overlay Zone.

The project proposes infill construction of 28 residential condominium units and six new commercial units as mixed-use development along a transportation corridor in a transitional area, a potential smart-growth area, and a redevelopment project area. The project proposes 23 two-bedroom units, and five three-bedroom units, in tow-and three-story buildings, totaling 40,355 square feet gross floor area (GFA). Six commercial units would be provided ranging from 902 to 1,583 square feet for a total of 6,646 square feet GFA. Adding other ancillary uses such as parking and storage areas, the project proposes a total of 63,312 GFA for a total

lot coverage of 20,354 square feet on a 42,153 square foot (0.97 acre) site. Parking for the project is provided in 71 vehicle parking spaces and six motorcycle spaces in a below-grade parking structure.

The project scope includes public improvements of sidewalk upgrades, and removal of existing curb cuts along Voltaire. Double Acorn style street lights would be provided along Voltaire Street consistent with the Community Plan. The existing bus stop along Voltaire Street would be relocated to the westerly end of the Voltaire right-of-way adjacent to the project site and configured to Americans With Disabilities Act (ADA) specifications.

Traffic improvements associated with the project include a median opening to allow eastbound left turns only into the project driveway along Voltaire, removing the median along Voltaire to provide full access for both the project driveway and San Clemente Street, removing a median and adding a center turn lane (restripe) along Voltaire Street from Wabaska Drive to Catalina Boulevard, removing the existing traffic signal and northbound channelizing island (also known as a “pork chop”) from the intersection of Voltaire Street and Wabaska Drive, installing a all-way stop sign at the intersection of Voltaire Street and Wabaska Drive, and creating (restripe) a ten-foot center turn lane along Famosa Boulevard between Whittier Street and Nimitz Boulevard.

The project site as it exists today includes a commercial building (Dominos Pizza) [built in 1988], two unoccupied single-family houses [built in 1950] at 4105 Whittier Street, and accessory storage buildings [built in 1988] at 4064 Voltaire Avenue. All existing uses are proposed to be removed. The site is bisected by an overhead 69 kV San Diego Gas and Electric (SDG&E) regional distribution power line required by SDG&E to remain overhead, and a 12 kV SDG&E line distribution line to be relocated and undergrounded along Nimitz and Voltaire.

The project site exists in a triangular shape between Whittier and Voltaire Streets at the Nimitz Boulevard overcrossing where Wabaska Drive and San Clemente Street join Voltaire Street. The site includes a portion of formerly vacated 60’ San Clemente Street which was vacated with the construction of Nimitz Boulevard. Associated with the prior street vacation of San Clemente Street on the project site in 1978 a residual 15’ sewer easement of 0.395 acres remains which is proposed to be vacated by Council action in association with this project.

**The decision of the City Council is final.**

### **COMMUNICATIONS**

This item may begin at any time after the time specified. Any interested person may address the City Council to express support or opposition to this issue. **Time allotted to each speaker is determined by the Chair and, in general, is limited to three (3) minutes;** moreover, collective testimony by those in support or opposition shall be limited to no more than fifteen (15) minutes total per side.

Those unable to attend the hearing may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-3862, Mail Station 2A; OR you can reach us by E-mail at: **Hearings1@sandiego.gov** or **FAX: (619) 533-4045**. All communications will be forwarded to the Mayor and Council.

If you wish to challenge the Council's actions on the above proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the City Council at or prior to the public hearing. All correspondence should be delivered to the City Clerk (at the above address) to be included in the record of the proceedings.

**This material is available in alternative formats upon request. To order information in an alternative format, or to arrange for a sign language or oral interpreter for the meeting, please call the Clerk's office at least 5 working days prior to the meeting at 533-4000 (voice) or 236-7012 (TT).**

**kc**

**LIZ MALAND  
SAN DIEGO CITY CLERK**

